

**Part 8: Individual Chapter 11 Debtors (Only)**

- |  |     |
|--|-----|
| a. Gross income (receipts) from salary and wages                     | \$0 |
| b. Gross income (receipts) from self-employment                      | \$0 |
| c. Gross income from all other sources                               | \$0 |
| d. Total income in the reporting period (a+b+c)                      | \$0 |
| e. Payroll deductions  | \$0 |
| f. Self-employment related expenses                                  | \$0 |
| g. Living expenses   | \$0 |
| h. All other expenses  | \$0 |
| i. Total expenses in the reporting period (e+f+g+h)                  | \$0 |
| j. Difference between total income and total expenses (d-i)          | \$0 |
| k. List the total amount of all postpetition debts that are past due | \$0 |
- l. Are you required to pay any Domestic Support Obligations as defined by 11 U.S.C § 101(14A)? Yes ☐ No ☒
- m. If yes, have you made all Domestic Support Obligation payments? Yes ☐ No ☐ N/A ☒

**Privacy Act Statement**

28 U.S.C. § 589b authorizes the collection of this information, and provision of this information is mandatory under 11 U.S.C. §§ 704, 1106, and 1107. The United States Trustee will use this information to calculate statutory fee assessments under 28 U.S.C. § 1930(a)(6). The United States Trustee will also use this information to evaluate a chapter 11 debtor's progress through the bankruptcy system, including the likelihood of a plan of reorganization being confirmed and whether the case is being prosecuted in good faith. This information may be disclosed to a bankruptcy trustee or examiner when the information is needed to perform the trustee's or examiner's duties or to the appropriate federal, state, local, regulatory, tribal, or foreign law enforcement agency when the information indicates a violation or potential violation of law. Other disclosures may be made for routine purposes. For a discussion of the types of routine disclosures that may be made, you may consult the Executive Office for United States Trustee's systems of records notice, UST-001, "Bankruptcy Case Files and Associated Records." See 71 Fed. Reg. 59,818 et seq. (Oct. 11, 2006). A copy of the notice may be obtained at the following link: [http://www.justice.gov/ust/eo/rules\\_regulations/index.htm](http://www.justice.gov/ust/eo/rules_regulations/index.htm). Failure to provide this information could result in the dismissal or conversion of your bankruptcy case or other action by the United States Trustee. 11 U.S.C. § 1112(b)(4)(F).

**I declare under penalty of perjury that the foregoing Monthly Operating Report and its supporting documentation are true and correct and that I have been authorized to sign this report on behalf of the estate.**

/s/ Alan Gomperts

Signature of Responsible Party

Manager

Title

Alan Gomperts

Printed Name of Responsible Party

06/20/2024

Date

**Broadway Avenue Investments, LLC**  
**Preliminary Balance Sheet**  
**As of May 31, 2024**

	<u>May 31, 24</u>
<b>ASSETS</b>	
<b>Current Assets</b>	
<b>Checking/Savings</b>	
Farmers and Merchants Checking	27,270.57
Farmers Tax Account	200.00
<b>Total Checking/Savings</b>	<u>27,470.57</u>
<b>Other Current Assets</b>	
Construction In Progress	145,902.99
Intercompany Receivable-Seaton	-250.00
Intercompany Receivable - SR	-25,774.01
<b>Total Other Current Assets</b>	<u>119,878.98</u>
<b>Total Current Assets</b>	<u>147,349.55</u>
<b>Fixed Assets</b>	
Accumulated amort, loan fees	-519,347.00
Accumulated Depreciation	-1,144,678.00
Building	6,368,398.74
Land	2,329,454.00
Loan Fees	519,347.00
<b>Total Fixed Assets</b>	<u>7,553,174.74</u>
<b>TOTAL ASSETS</b>	<u><u>7,700,524.29</u></u>
<b>LIABILITIES &amp; EQUITY</b>	
<b>Liabilities</b>	
<b>Current Liabilities</b>	
<b>Other Current Liabilities</b>	
Loan - Archway	17,394,300.02
Member Loans - Daniel Halevy	73,708.25
Member Loans - Sue Halevy	251,629.82
<b>Total Other Current Liabilities</b>	<u>17,719,638.09</u>
<b>Total Current Liabilities</b>	<u>17,719,638.09</u>
<b>Long Term Liabilities</b>	
Acoca Loan	50,000.00
<b>Total Long Term Liabilities</b>	<u>50,000.00</u>
<b>Total Liabilities</b>	<u>17,769,638.09</u>
<b>Equity</b>	
Member 1 Equity	-1,931,674.02
Member 2 Equity	-1,931,683.02
Member3 Equity	-1,931,681.92
Retained Earnings	-4,243,987.59
Net Income	-30,087.25
<b>Total Equity</b>	<u>-10,069,113.80</u>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<u><u>7,700,524.29</u></u>

**Broadway Avenue Investments, LLC**  
**Preliminary Profit & Loss**  
**May 2024**

	<u>May 24</u>
Ordinary Income/Expense	
Expense	
Insurance Expense	3,833.51
Repairs and Maintenance	3,600.00
Utilities	1,771.63
Total Expense	<u>9,205.14</u>
Net Ordinary Income	<u>-9,205.14</u>
Net Income	<u><u>-9,205.14</u></u>

**Broadway Avenue Investments, LLC**  
**Preliminary Statement of Cash Flows**  
**May 2024**

	<b>May 24</b>
<b>OPERATING ACTIVITIES</b>	
<b>Net Income</b>	<b>-9,205.14</b>
<b>Net cash provided by Operating Activities</b>	<b>-9,205.14</b>
<b>Net cash increase for period</b>	<b>-9,205.14</b>
<b>Cash at beginning of period</b>	<b>36,675.71</b>
<b>Cash at end of period</b>	<b><u>27,470.57</u></b>

[illegible]

**Broadway Avenue Investments, LLC**  
**Insurance Schedule**

<u>Name of Insurance Carrier</u>	<u>Type of Insurance</u>	<u>Policy Number</u>	<u>Policy Expiration Date</u>	<u>Payment Date</u>
Evanston Insurance Company	General Liability	3AA779613	4/30/25	5/13/24
Starr Insurance Companies	Property	SLSTPTY12067624	5/10/25	5/10/24

**Broadway Avenue Investments, LLC**

**Reconciliation Summary**

**Farmers and Merchants Checking, Period Ending 05/31/2024**

	<b>May 31, 24</b>
<b>Beginning Balance</b>	<b>36,475.71</b>
<b>Cleared Transactions</b>	
<b>Checks and Payments - 5 items*</b>	<b>-9,205.14</b>
<b>Total Cleared Transactions</b>	<b>-9,205.14</b>
<b>Cleared Balance</b>	<b>27,270.57</b>
<b>Register Balance as of 05/31/2024</b>	<b>27,270.57</b>
<b>Ending Balance</b>	<b>27,270.57</b>

\* Payment of \$416.74 made to AMEX on account of the Debtor's operating expenses.



BROADWAY AVENUE INVESTMENTS LLC  
DIP CASE 2:24-BK-12081-VZ  
OPERATING ACCOUNT  
264 S OAKHURST DRIVE  
BEVERLY HILLS CA 90212-0000

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### Account Title

Broadway Avenue Investments LLC  
DIP Case 2:24-bk-12081-VZ  
Operating Account

### Bankruptcy Trustee Summary

Account Number	5694	Number of Enclosures	2
Beginning Balance	36,475.71	Statement Dates	5/01/24 thru 6/02/24
Deposits/Credits	0.00	Days in the statement period	33
5 Checks/Debits	9,205.14	Average Ledger	31,636.41
Service Charge	0.00		
Interest Paid	0.00		
Ending Balance	27,270.57		

### Checks and Other Debits

Date	Description	Amount
5/07	LADWP 4956000736 0866810000 Broadway Avenue WEB PAY 09100001680CCD	1,150.89-
5/14	EDGEWOOD PARTNER 2472319830 17843407 BROADWAY AVENUE PAYMENTS 10400001291CCD	3,833.51-
5/28	AMEX EPAYMENT 0005000008 W5254 ALAN GOMPERTS ACH PMT 09100001653CCD	416.74-

Questions? Call us: (866) 437-0011





Bankruptcy Trustee

5694 (continued)

### Checks In Number Order

Date	Check#	Amount	Date	Check#	Amount	Date	Check#	Amount
5/21	1002	3,600.00	5/21	1004*	204.00			

\* Denotes missing check numbers

### Checking Account Daily Balances

Date	Balance	Date	Balance	Date	Balance
5/01	36,475.71	5/14	31,491.31	5/28	27,270.57
5/07	35,324.82	5/21	27,687.31		

### End of Statement

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BROADWAY AVENUE INVESTMENTS LLC  
CASE 2:24-BK-12081-VZ  
1002  
90-1181222  
Date May 2, 2024  
Pay to the Order of ADR Security Systems, Inc. \$ 3,600.00  
Three thousand, six hundred — Dollars  
F&M Farmers & Merchants Bank  
San Juan Capistrano Office  
7900.com (888) 418-5747  
For Inv #3007-B Adelfante  
569 4 1002

# 1002 \$3,600.00 Posted Date 5/21/2024

BROADWAY AVENUE INVESTMENTS LLC  
CASE 2:24-BK-12081-VZ  
1004  
90-1181222  
Date May 2, 2024  
Pay to the Order of ADR Monitoring, LLC \$ 204.00  
Two hundred & four — Dollars  
F&M Farmers & Merchants Bank  
San Juan Capistrano Office  
7900.com (888) 418-5747  
For Inv 2667 Adelfante  
569 4 1004

# 1004 \$204.00 Posted Date 5/21/2024

**Broadway Avenue Investments, LLC**  
**Reconciliation Summary**  
**Farmers Tax Account, Period Ending 05/31/2024**

	<b>May 31, 24</b>
Beginning Balance	200.00
Cleared Balance	200.00
Register Balance as of 05/31/2024	200.00
Ending Balance	200.00



BROADWAY AVENUE INVESTMENTS LLC  
DIP CASE 2:24-BK-12081-VZ  
TAX ACCOUNT  
264 S OAKHURST DRIVE  
BEVERLY HILLS CA 90212-0000

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#### Account Title

Broadway Avenue Investments LLC  
DIP Case 2:24-bk-12081-VZ  
Tax Account

#### Bankruptcy Trustee Summary

Account Number	5716	Number of Enclosures	0
Beginning Balance	200.00	Statement Dates	5/01/24 thru 6/02/24
Deposits/Credits	0.00	Days in the statement period	33
Checks/Debits	0.00	Average Ledger	200.00
Service Charge	0.00		
Interest Paid	0.00		
Ending Balance	200.00		

#### Checking Account Daily Balances

Date	Balance	Date	Balance	Date	Balance
5/01	200.00				

#### End of Statement

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Questions? Call us: (866) 437-0011



Bankruptcy Trustee

5716 (continued)



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## PROOF OF SERVICE OF DOCUMENT

I am over the age of 18 and not a party to this bankruptcy case or adversary proceeding. My business address is:  
11766 Wilshire Blvd, Suite 730, Los Angeles, CA 90025

A true and correct copy of the foregoing document entitled (*specify*): **MONTHLY OPERATING REPORT – MAY 31, 2024** will be served or was served **(a)** on the judge in chambers in the form and manner required by LBR 5005-2(d); and **(b)** in the manner stated below:

**1. TO BE SERVED BY THE COURT VIA NOTICE OF ELECTRONIC FILING (NEF):** Pursuant to controlling General Orders and LBR, the foregoing document will be served by the court via NEF and hyperlink to the document. On (*date*) June 21, 2024, I checked the CM/ECF docket for this bankruptcy case or adversary proceeding and determined that the following persons are on the Electronic Mail Notice List to receive NEF transmission at the email addresses stated below:

See attached NEF Service List

☒ Service information continued on attached page

**2. SERVED BY UNITED STATES MAIL:**

On (*date*) \_\_\_\_\_, I served the following persons and/or entities at the last known addresses in this bankruptcy case or adversary proceeding by placing a true and correct copy thereof in a sealed envelope in the United States mail, first class, postage prepaid, and addressed as follows. Listing the judge here constitutes a declaration that mailing to the judge will be completed no later than 24 hours after the document is filed.

☐ Service information continued on attached page

**3. SERVED BY PERSONAL DELIVERY, OVERNIGHT MAIL, FACSIMILE TRANSMISSION OR EMAIL** (*state method for each person or entity served*): Pursuant to F.R.Civ.P. 5 and/or controlling LBR, on (*date*) \_\_\_\_\_, I served the following persons and/or entities by personal delivery, overnight mail service, or (for those who consented in writing to such service method), by facsimile transmission and/or email as follows. Listing the judge here constitutes a declaration that personal delivery on, or overnight mail to, the judge will be completed no later than 24 hours after the document is filed.

☐ Service information continued on attached page

I declare under penalty of perjury under the laws of the United States that the foregoing is true and correct.

June 21, 2024  
Date

Martha E. Araki  
Printed Name

/s/ Martha E. Araki  
Signature

Seaton Investments, LLC – Jointly Administered

**1. TO BE SERVED BY THE COURT VIA NOTICE OF ELECTRONIC FILING (NEF):**

- Attorneys for Corporate Debtors Seaton Investment, LLC, Colyton Investments, LLC, Broadway Avenue Investments, LLC, Negev Investments, LLC, SLA Investments, LCC.: **Derrick Talerico:** dtalerico@wztslaw.com; maraki@wztslaw.com; sfritz@wztslaw.com
- Attorneys for Individual Debtors Alan Gomperts, Daniel Halevy, Susan Haley: **Zev Shechtman, Carol Chow, Turner Falk:** zev.shechtman@salu.com; zshechtman@ecf.inforuptcy.com; carol.chow@saul.com; easter.santamaria@saul.com; turner.falk@saul.com
- Attorneys for Creditor Korth Direct Mortgage, Inc.: **Tanya Behnam:** tbehnam@polsinelli.com, tanyabehnam@gmail.com; ccripe@polsinelli.com; ladocketing@polsinelli.com
- Attorneys for Creditor Archway Real Estate Income Fund I SPE I, LLC: **Michael G. Fletcher, Bruce D. Poltrock, Gerrick Warrington:** mfletcher@frandzel.com; gwarrington@frandzel.com; bpoltrock@frandzel.com; sking@frandzel.com; achase@frandzel.com
- Attorneys for Creditor Wells Fargo National Bank West: **Todd S Garan:** ch11ecf@aldridgepite.com; TSG@ecf.inforuptcy.com; tgaran@aldridgepite.com
- Attorneys for Creditor Harvest Small Business Finance, LLC: **Jacqueline L James:** jjames@hrhlaw.com
- Courtesy NEF/Interested Party Avi Muhtar: **Avi Edward Muhtar:** amuhtar@eaccidents.com
- Courtesy NEF/Interested Party: **Jennifer C Wong:** bknotice@mccartyholthus.com; jwong@ecf.courtdrive.com
- US Trustee's Office: ustpregion16.la.ecf@usdoj.gov; **Kelly L. Morrison:** Kelly.l.morrison@usdoj.gov